

Message Text

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ACTION OC-06

INFO OCT-01 AF-10 ISO-00 CCO-00 OCPE-00 SY-05 FBOE-00

A-01 /023 W

-----083119 290924Z /20

P R 290800Z SEP 77

FM AMEMBASSY MBABANE

TO SECSTATE WASHDC PRIORITY 2885

INFO AMEMBASSY PRETORIA

AMEMBASSY NAIROBI

AMEMBASSY ACCRA

AMEMBASSY GABORONE

C O N F I D E N T I A L MBABANE 2812

DEPT FOR OC/PE; NAIROBI/ACCRA FOR RCO; PRETORIA FOR RSO

E.O. 11652: GDS

TAGS: AFAC, ABLD, ASEC

SUBJECT: WATTS RENOVATION

REFS: (A) STATE 230839; (B) MBABANE A-7; (C) MBABANE 2617

1. REF PARA 1 REFTTEL A. EMBASSY BELIEVES RECOMMENDATION PROPOSED BY THE DEPARTMENT TO MODIFY ROOM 4 TO HOUSE 1012 DISINTEGRATOR WOULD POSE NO PROBLEM OTHER THAN BEING COSTLY (PLUMBING WOULD HAVE TO BE REROUTED AND WALL REMOVED, ETC.) PLEASE NOTE: PRESENT WIDTH OF ROOM FOUR IS APPROXIMATELY TWO INCHES SHORT OF SIX FEET.

EMBASSY WOULD PROPOSE AS ALTERNATIVE FOR DEPARTMENT'S CONSIDERATION THAT THE 1012 DISINTEGRATOR BE PROJECTED FOR ROOM SEVEN. ROOM SEVEN HAS BEEN PROJECTED FOR THE EMBASSY FILES AND COMMUNICATIONS STORAGE AREA. THERE IS ADEQUATE SPACE TO ACCOMMODATE BOTH THE EMBASSY FILES AND THE 1012 DISINTEGRATOR IF DEPARTMENT WISHES TO MAKE THIS MODIFICATION. ONE ADVANTAGE OF ROOM SEVEN FOR THE 1012

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DISINTEGRATOR IS THAT FOR E&E PURPOSES FILES THAT WOULD HAVE TO BE DESTROYED COULD BE DESTROYED IN SAME ROOM. AN AIR CONDITIONER IS PRESENTLY LOCATED IN ROOM 7. THE PRESENT VAULT DOOR COULD REMAIN OR ANOTHER ONE INSTALLED TO REDUCE NOISE LEVEL OF 1012 DISINTEGRATOR WHEN IN USE.

2. REF PARA 2 REF A. ADMIN OFFICER/BLS HAS HAD MEETING WITH EMBASSY BUILDING MANAGEMENT AND REPORTS THEY WOULD HAVE NO OBJECTION TO PROPOSED 5-FOOT EXTENSION, BUT DRAWING WOULD HAVE TO BE MADE OF PROPOSED AREA FOR PRESENTATION TO TOWN COUNCIL FOR APPROVAL. THEY SEE THIS PRESENTATION AS ROUTINE AND WOULD BE ACCEPTED. EMBASSY WILL SEND POLAROID SHOTS OF EXTERIOR AND FORWARD TO OC/PE. WOULD APPRECIATE OC/PE PROVIDING EMBASSY WITH CLEAN SKETCH OF WHAT EXTERIOR AND INTERIOR OF BUILDING WOULD LOOK LIKE WHEN GENERATOR AREA COMPLETED. WHEN RECEIVED EMBASSY WILL GIVE TO BUILDING MANAGEMENT FOR PRESENTATION TO TOWN COUNCIL FOR APPROVAL.

3. REF PARA 4 REF A. CRO CAN FIND NO CORRESPONDENCE OR SHIPPING INFORMATION TO INDICATE THAT A MOSLER CLASS V VAULT DOOR AND DAY-GATE WERE ORDERED FOR THIS POST.

4. RSO PRETORIA HAS INDICATED THAT HE IS PLANNING TO VISIT MBABANE IN MIDDLE OF OCTOBER. EMBASSY WILL FORWARD COST ESTIMATE OF TOP FLOOR RENOVATION AS SOON AS POSSIBLE AFTER VISIT. (WOULD ENVISION 4-5 WORKING DAYS AFTER RECEIVING RSO RECOMMENDATIONS).

FYI: REF B GIVES IMPRESSION THAT BUILDING MANAGEMENT WILL PAY FOR THE PROPOSED STAIRCASE LEADING TO TOP FLOOR. BUILDING MANAGEMENT IS WILLING TO BUILD IT BUT WOULD SEEK CONFIDENTIAL

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REIMBURSEMENT FROM EMBASSY IN INCREASE OF RENT TO COVER AMOUNT OVER LIFE OF PRESENT LEASE.

ADMIN OFFICER/BLS MET WITH BUILDING MANAGEMENT SEPTEMBER 28 AND LANDLORD PREFERS THAT OC FUND ALL RENOVATIONS FOR TOP FLOOR INCLUDING STAIRCASE. LANDLORD DOES NOT HAVE READY CASH TO BUILD STAIRCASE.

ADMIN OFFICER/BLS TENTATIVELY PROPOSES THAT EMBASSY DEAL DIRECTLY WITH ARCHITECT WHO WOULD DRAW PLANS, LET BIDS, AND SUPERVISE ALL PHASES OF PROPOSED RENOVATION OF TOP FLOOR AND STAIRCASE.

5. ADVISE.
WACHOB

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Message Attributes

Automatic Decaptioning: X
Capture Date: 01-Jan-1994 12:00:00 am
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Sent Date: 29-Sep-1977 12:00:00 am
Decaption Date: 01-Jan-1960 12:00:00 am
Decaption Note:
Disposition Action: RELEASED
Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment: 25 YEAR REVIEW
Disposition Date: 22 May 2009
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1977MBABAN02812
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: GS
Errors: N/A
Expiration:
Film Number: D770355-0006
Format: TEL
From: MBABANE
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1977/newtext/t1977098/aaaaagru.tel
Line Count: 109
Litigation Code IDs:
Litigation Codes:
Litigation History:
Locator: TEXT ON-LINE, ON MICROFILM
Message ID: 62359849-c288-dd11-92da-001cc4696bcc
Office: ACTION OC
Original Classification: CONFIDENTIAL
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: CONFIDENTIAL
Previous Handling Restrictions: n/a
Reference: 77 STATE 230839, 77 MBABANE A-7, 77 MBABANE 2617
Retention: 0
Review Action: RELEASED, APPROVED
Review Content Flags:
Review Date: 08-Feb-2005 12:00:00 am
Review Event:
Review Exemptions: n/a
Review Media Identifier:
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
SAS ID: 1327849
Secure: OPEN
Status: NATIVE
Subject: WATTS RENOVATION
TAGS: AFAC, ABLD, ASEC
To: STATE
Type: TE
vdkgvwkey: odhc://SAS/SAS.dbo.SAS_Docs/62359849-c288-dd11-92da-001cc4696bcc
Review Markings:
Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
22 May 2009
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 22 May 2009